

---

---

**Z-2552**  
**FRED & ANDREA KUIPERS (MEADOWGATE ESTATES**  
**RURAL ESTATE, SECTION 4)**  
**A TO RE**

**STAFF REPORT**  
**September 12, 2013**

---

---

---

---

**Z-2552**

**FRED & ANDREA KUIPERS (MEADOWGATE ESTATES RURAL  
ESTATE, SECTION 4)  
A TO RE**

**Staff Report  
September 12, 2013**

---

---

**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioners, represented by surveyor Joe Coutts of C&S Engineering, are requesting the rezoning of 28.31 acres from A to RE for the fourth section of Meadowgate Estates Rural Estate Subdivision. The ten lots proposed with this phase would finish out the development located on the north side of CR 500 North, just east of CR 75 East, Wabash 28 (SW) 24-4

**QUALIFICATION OF LAND:**

Staff is currently waiting on information from the surveyor proving that less than 50% of the land in this request was farmed between 1997 and 2001. It is possible that the current request includes over 50% farmland; if that is the case, this request could be made smaller to meet this qualification. Also, Rural Estate Subdivisions must be located at least ½ mile away from sanitary sewer and water; based on evidence submitted this requirement can be met. Ten lots are proposed with an overall density of one home per 2.692 acres meeting the density requirement. The lots range in size from 1.56 to 4.25 acres, meeting the minimum lot size standard of one acre.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The County Commissioners rezoned the first three phases of Meadowgate Estates in 2003, 2005 and 2006 (Z-2101, Z-2224 and Z-2318, respectively) to the Rural Estate zone. All other land on the north side of CR 500 is zoned Agricultural and Flood Plain; land south of 500 is zoned R1, Single-family residential.

**AREA LAND USE PATTERNS:**

Land in this request is a combination of pasture, crop land, woods and a pond. The surrounding land consists of gently rolling pasture, woods/ravines and agricultural fields. There are approximately 18 single-family homes built on 27 existing lots in the Meadowgate development. Several single-family homes line both sides of CR 500 N in the area.

**TRAFFIC AND TRANSPORTATION:**

The site gains access by a public rural estate road (name to be approved) that connects with Shootingstar Lane, a public RE road. CR 500 North is classified as a rural

secondary arterial. The County Highway Department has no concerns about the addition of 10 lots to this development.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

No soil work has been submitted to the Health Department for review; this will be a requirement of the preliminary plat. Likewise, any drainage easements required by the Health Department or Surveyor's Office will be handled at the preliminary plat stage of this project.

**STAFF COMMENTS:**

These ten lots represent the fourth and final phase of Meadowgate Estates. The overall development will include 37 Rural Estate lots and 8 parcels created through the parcelization process. A new public RE road will be built with this phase for these 10 lots, connecting to Shootingstar Lane, an existing public RE road.

Petitioner's surveyor has submitted information indicating the nearest available sanitary sewer is more than ½ mile away, located in CR 75 East right-of-way near Prophet's Ridge and Hartwood Village Subdivisions. Once additional information is received from the USDA Farm Service Agency showing that less than 50% of the land in this request was mechanically harvested between the years of 1997 and 2001, this case will meet the UZO and USO requirements. The average lot size is 2.692 acres and all of the lots are over an acre in size meeting the rural estate lot minimum. The land in this request represents the last phase in this successful development. Staff can support the addition of 10 lots for single-family homes.

**STAFF RECOMMENDATION:**

Approval, contingent on receiving the necessary information from USDA